

BLOCK 26 W1/2 OF LOT 16
IN OR 1468/893
CITY OF FDNA BEACH

CHRISTNER TAINA M
406 BEECH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0026-0162



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	1993	782	114,351
BAS	82	100	2001	82	11,991
UOP	70	20	2012	14	2,047

TOTALS	934			878	128,389
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	1242	WD DECK A	0 100	15	6	90.00	SF	10.00	
2	1242	WD DECK A	0 100	13	3	39.00	SF	10.00	
3	0855	CONC PAVER	0 100	0	0	250.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	R-2	25.00	100.00	25.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	878	125.1720	165.23	145,072	1891	2001	0	0
1 SNGL FAM - 100% - 2012 Heated Area: 864 HX Base Yr 2012									

406 BEECH ST, FERNANDINA BEACH

TOTAL OB/XF									
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Total Acres: 0.00 Total Land Value: 118,750 Market: 0 Agricultural: 0 Common: 118,750

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					128,389				
TOTAL MARKET OB/XF VALUE					1,868				
TOTAL LAND VALUE - MARKET					118,750				
TOTAL MARKET VALUE					249,007				
SOH/AGL Deduction					155,138				
ASSESSED VALUE					93,869				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					43,147				
TOTAL JUST VALUE					249,007				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					224,147				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20131630	H/AC	6,500	07/11/2013
20072101	FENCE	1,100	11/20/2007
20070633	SEWER LINE REPLAC	2,000	04/16/2007
2002843	PLUMBING REMODEL	415	05/02/2000
2002809	CHNGE METER	500	04/26/2000
2002810	H/AC	1,800	04/26/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/0893	12/29/2006	QC	Q	I	01	100
GRANTOR: SHIELDS TAINA M						
GRANTEE: CHRISTNER TAINA M						
1436/0324	8/09/2006	QC	Q	I	01	100
GRANTOR: SHIELDS RUSS A						
GRANTEE: SHIELDS TAINA M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W2 UOP=[YR=2012] N7W10S7E10 \$ W14 S13									
BAS=[YR=1993] S41 E16 N41 W1 N9 W14 S9 W1 \$ E1 N9 E14 S9 E1									
N13 \$.									